

AUSTRALIAN CHRISTIAN COLLEGE

RIVERSTONE

Lippmann Partnership

570 Crown Street Surry Hills NSW 2010 p: +61 02 9318 0844

SCHEDULE OF DA SET

DRAWING#	DRAWING TITLE	SCALE	SHEET SIZE	ISSUE
000	COVER SHEET	NTS	A1	H
001	SITE PLAN	1:400	A1	H
002	SITE PLAN - EAST	1:200	A1	H
003	SITE PLAN - WEST	1:200	A1	H
004	GROUND FLOOR PLAN	1:100	A1	H
005	LEVEL 01 FLOOR PLAN	1:100	A1	H
006	LEVEL 02 FLOOR PLAN	1:100	A1	H
007	NORTH & SOUTH ELEVATIONS	1:100	A1	H
008	EAST & WEST ELEVATIONS	1:100	A1	H
009	SECTION 1 & 2	1:100	A1	H
010	SITE ANALYSIS PLAN	1:500	A1	H
011	SHADOW DIAGRAMS 01	1:500	A1	H
012	SHADOW DIAGRAMS 02	1:500	A1	H
013	CUT & FILL DRAWING	1:200	A1	H
014	DEMOLITION PLAN	1:400	A1	H
015	FINISHES	1:100	A1	H
016	PERSPECTIVE VIEWS	NTS	A1	H



CONTEXT MAP (NTS)

 AUSTRALIAN CHRISTIAN COLLEGE

H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
A	18/05/18	LANDSCAPE CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: DRAWING LIST

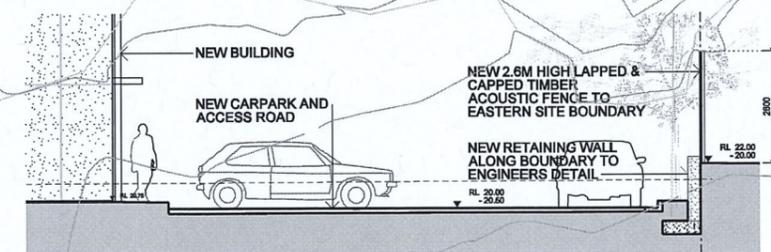
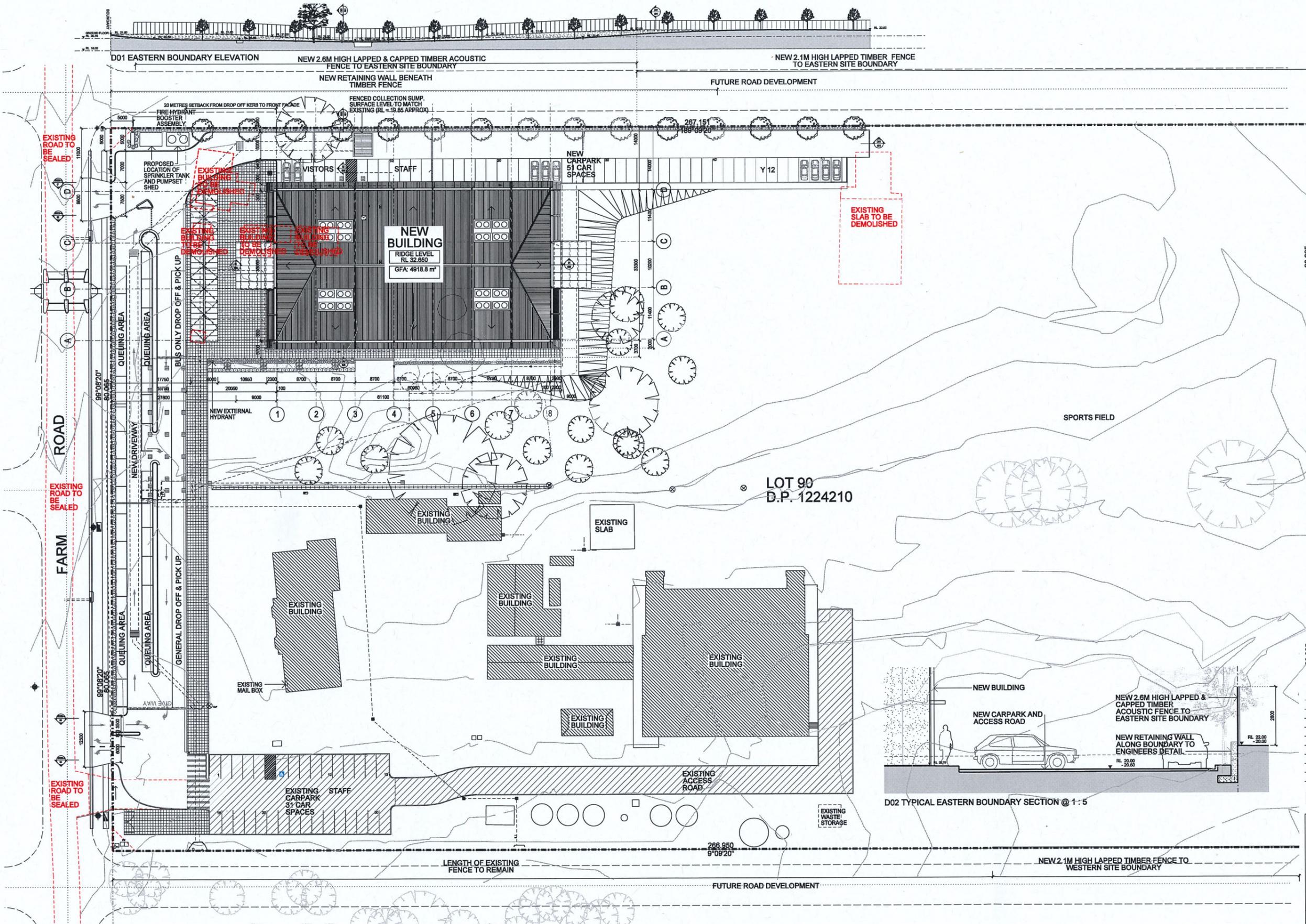
SCALE: NTS DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-000 REVISION: H

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REV	DATE	AMENDMENT	VL
H	12/07/19	DA SUBMISSION	BL
G	11/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
A	18/05/18	LANDSCAPE CONSULTANT ISSUE	VL

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: SITE PLAN

SCALE: 1:400 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-001 REVISION: H

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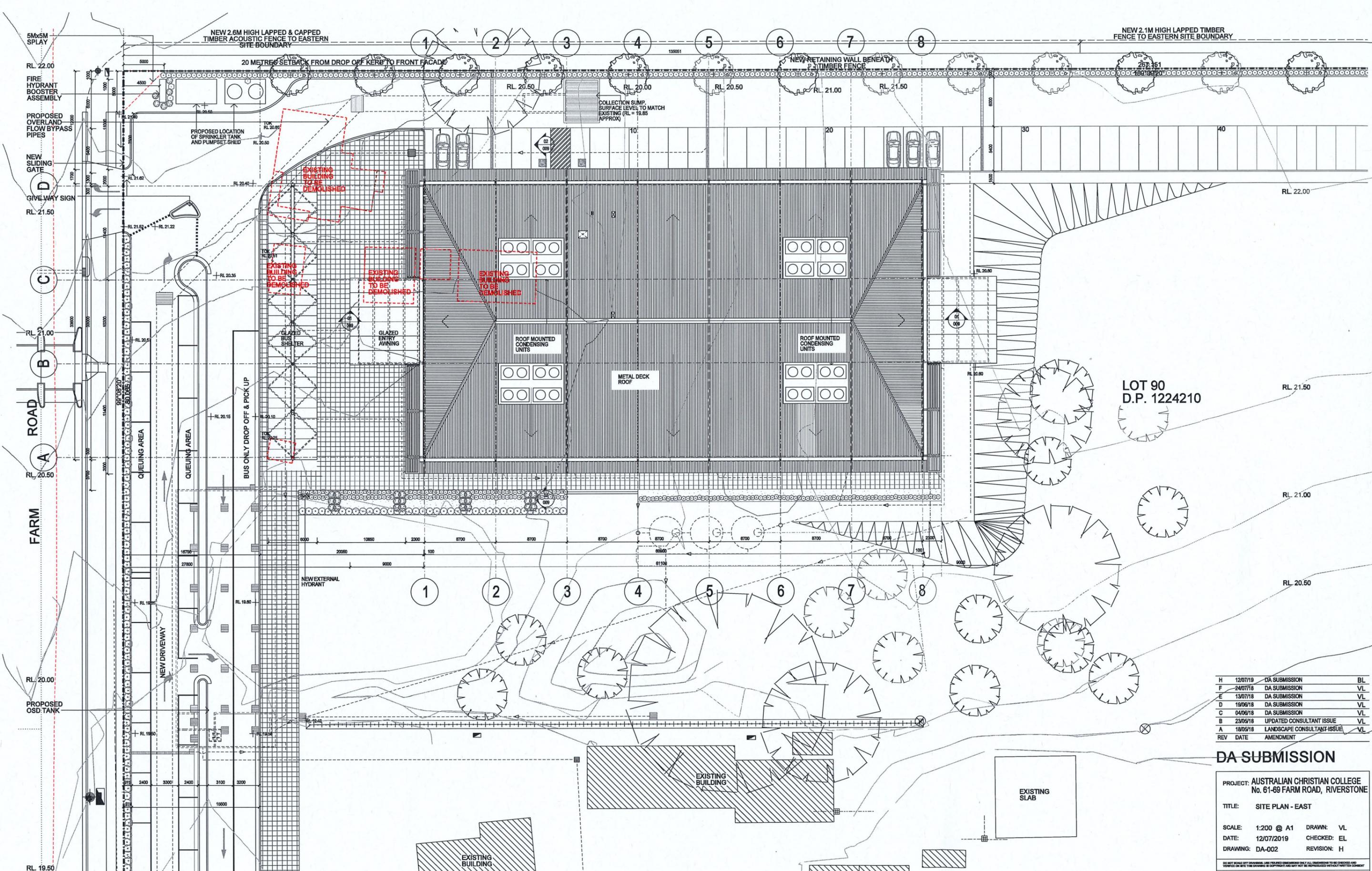
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01 SITE PLAN



LOT 90
D.P. 1224210

H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
A	18/05/18	LANDSCAPE CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: SITE PLAN - EAST

SCALE: 1:200 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-002 REVISION: H

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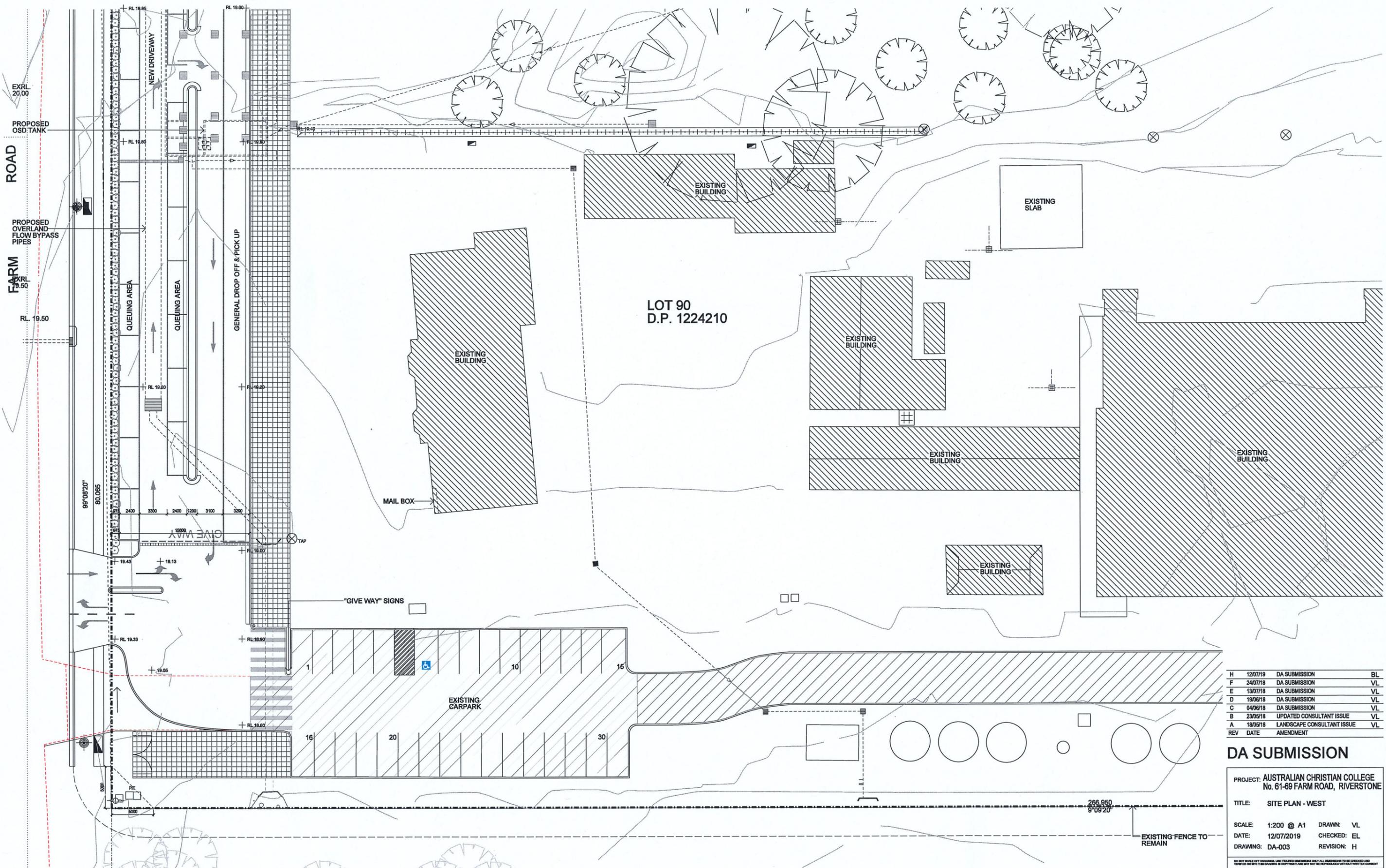
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01 SITE PLAN - EAST



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H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
A	18/05/18	LANDSCAPE CONSULTANT ISSUE	VL

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: SITE PLAN - WEST

SCALE: 1:200 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-003 REVISION: H

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01 SITE PLAN - WEST



GROUND FLOOR PLAN

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E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

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PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: GROUND FLOOR PLAN

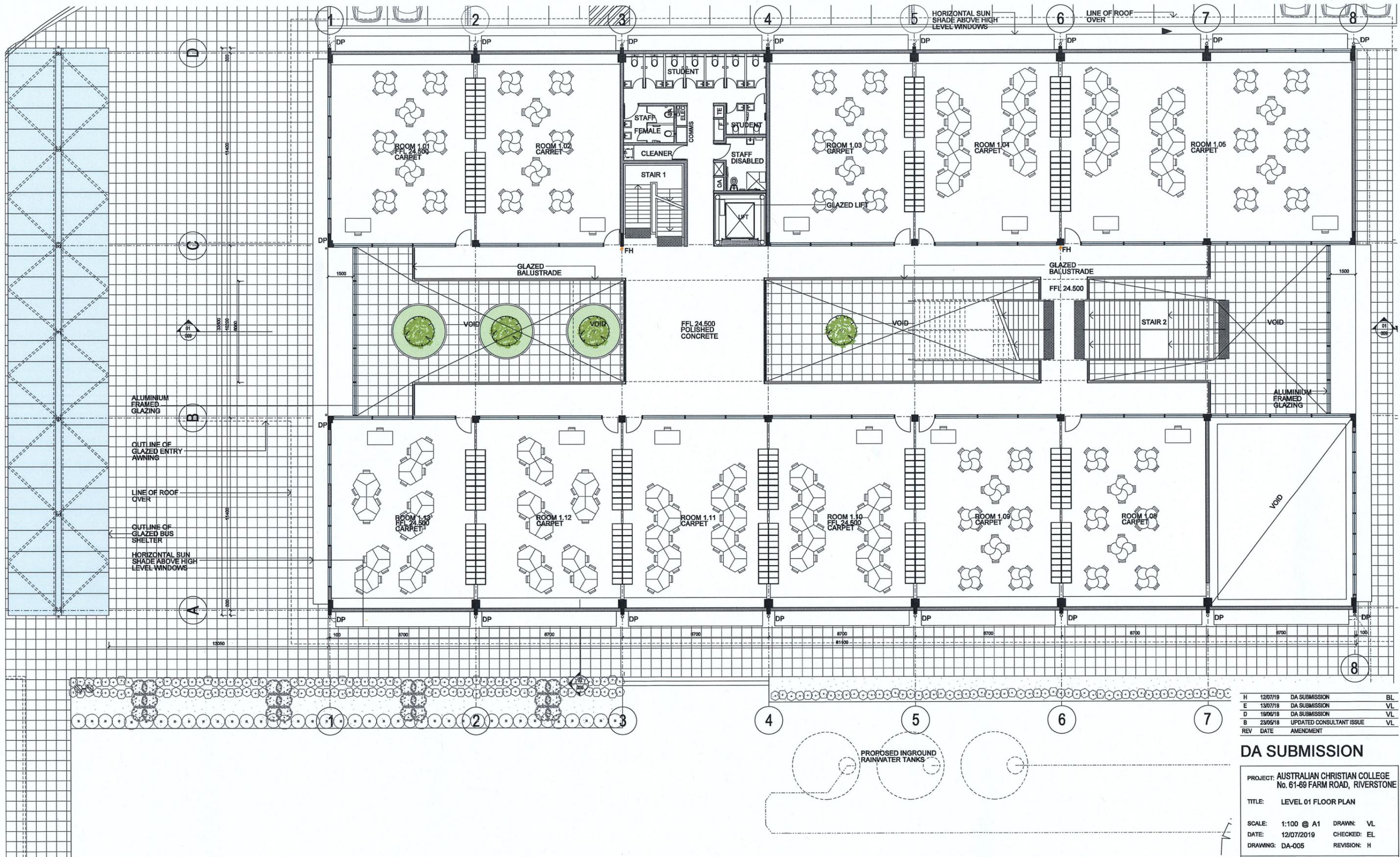
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DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-004 REVISION: H

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LEVEL 01 FLOOR PLAN

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E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

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PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
 No. 61-69 FARM ROAD, RIVERSTONE

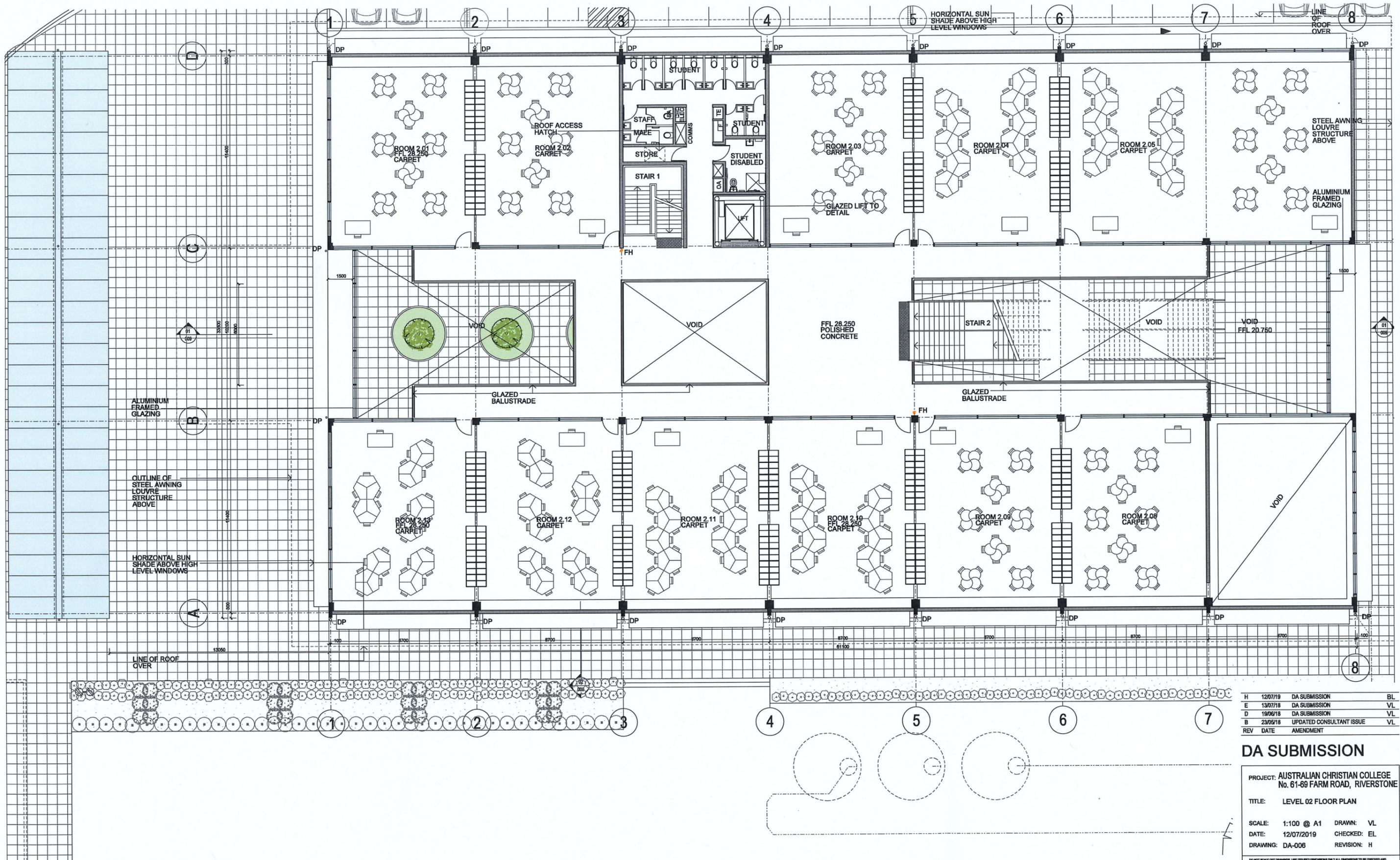
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SCALE: 1:100 @ A1 DRAWN: VL
 DATE: 12/07/2019 CHECKED: EL
 DRAWING: DA-005 REVISION: H

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LEVEL 02 FLOOR PLAN

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E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: LEVEL 02 FLOOR PLAN

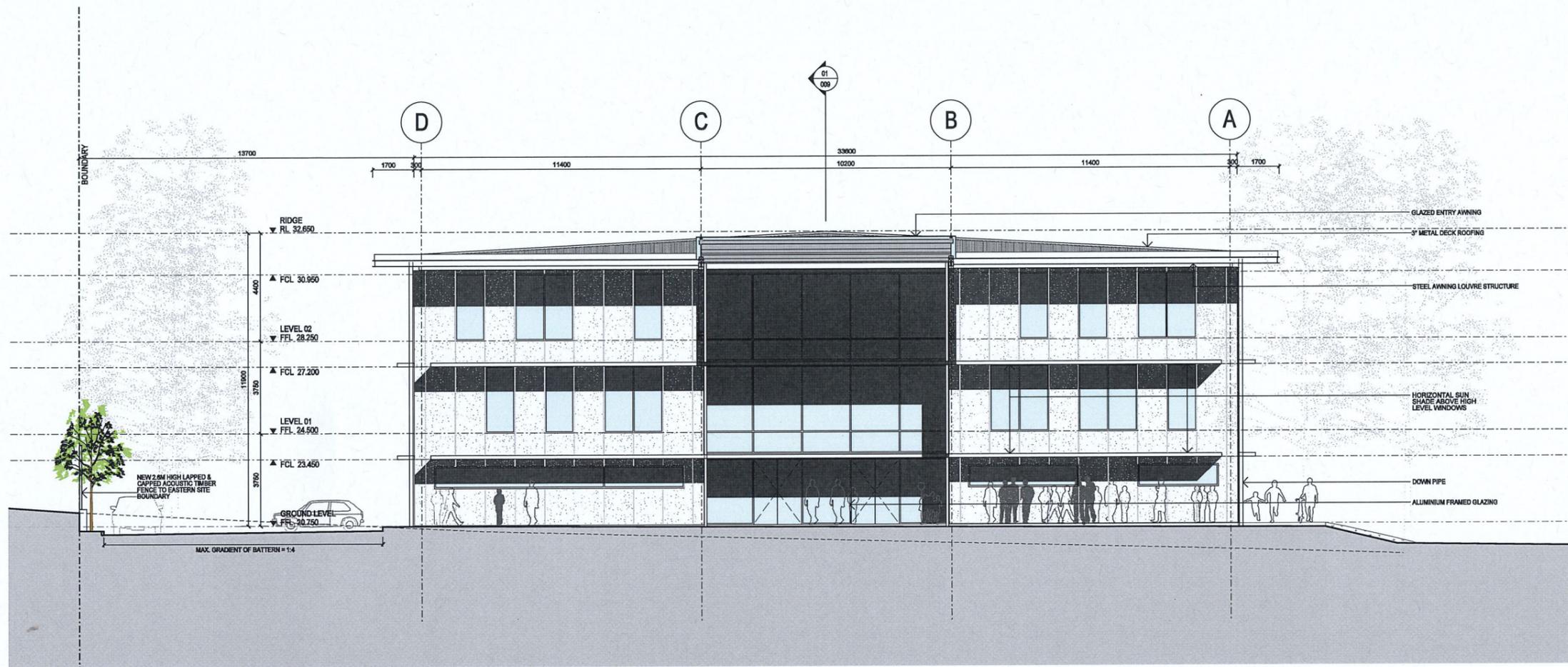
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DATE: 12/07/2019 CHECKED: EL
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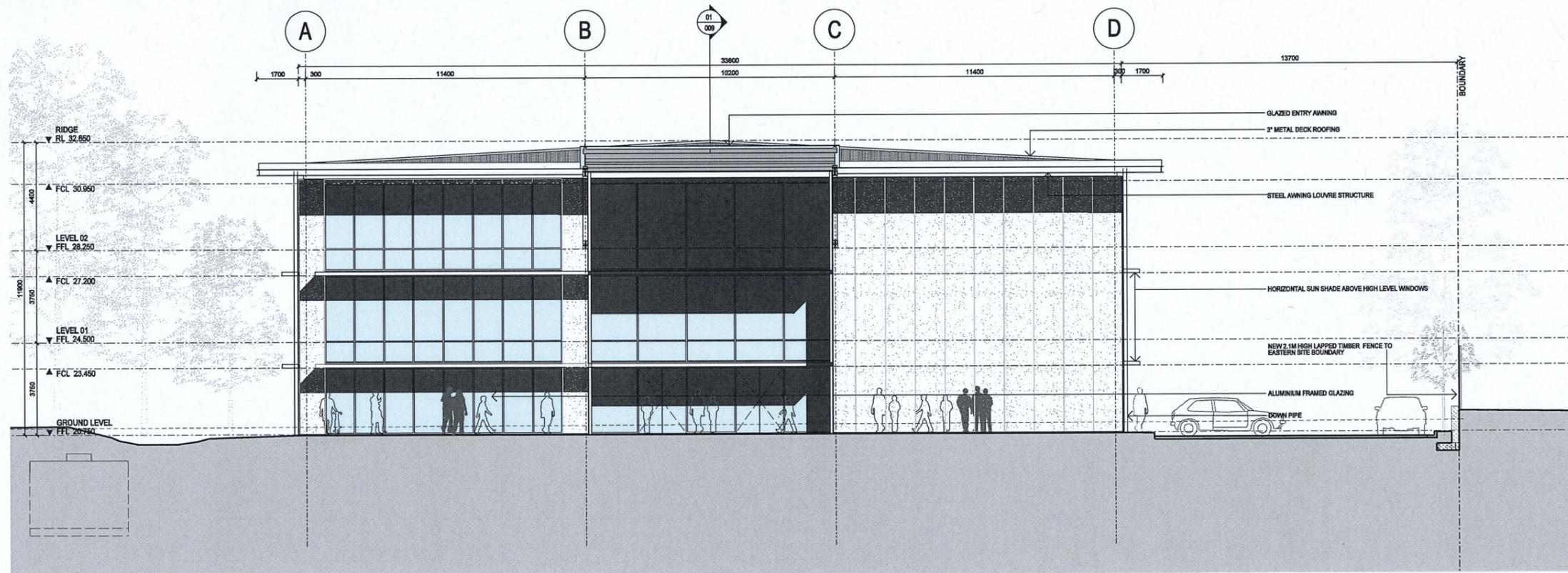
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01 NORTH ELEVATION



02 SOUTH ELEVATION

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H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
B	23/05/18	UPDATED CONSULTANT ISSUE	VL
A	18/05/18	CONSULTANT ISSUE	VL

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: NORTH & SOUTH ELEVATIONS

SCALE: 1:100 @ A1 DRAWN: VL

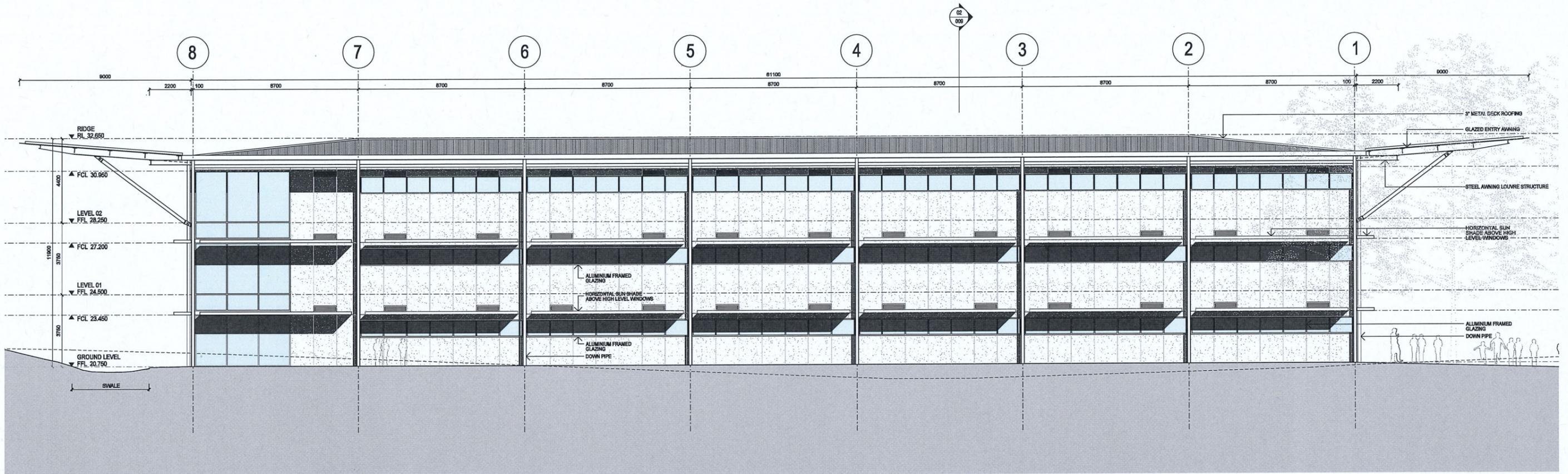
DATE: 12/07/2019 CHECKED: EL

DRAWING: DA-007 REVISION: H

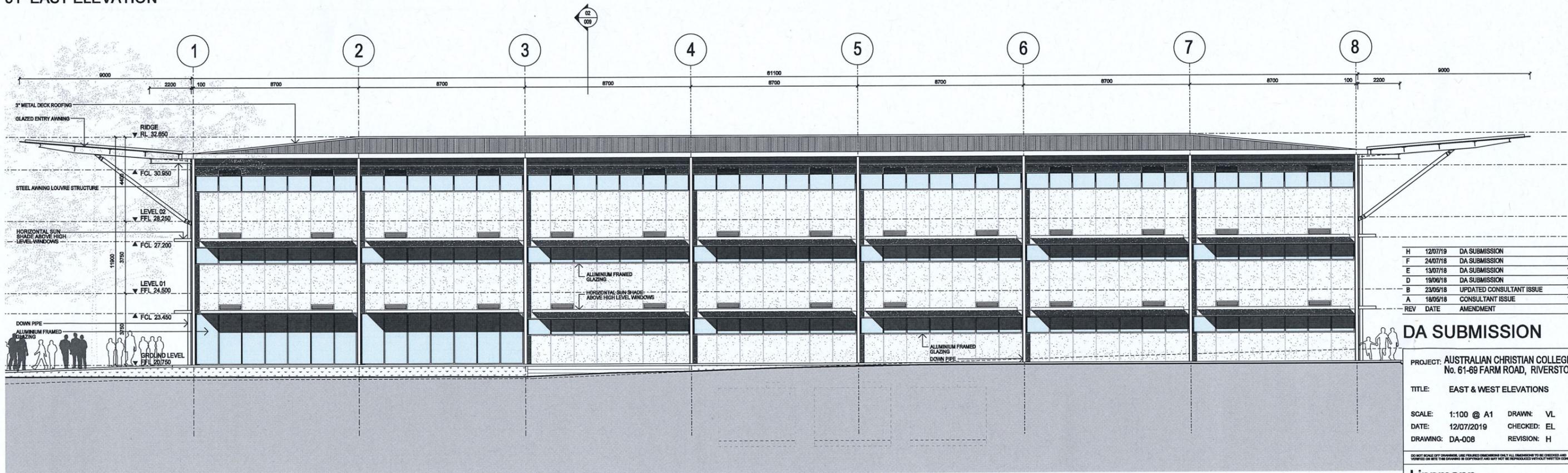
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01 EAST ELEVATION



02 WEST ELEVATION

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E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
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A	18/05/18	CONSULTANT ISSUE	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: EAST & WEST ELEVATIONS

SCALE: 1:100 @ A1 DRAWN: VL

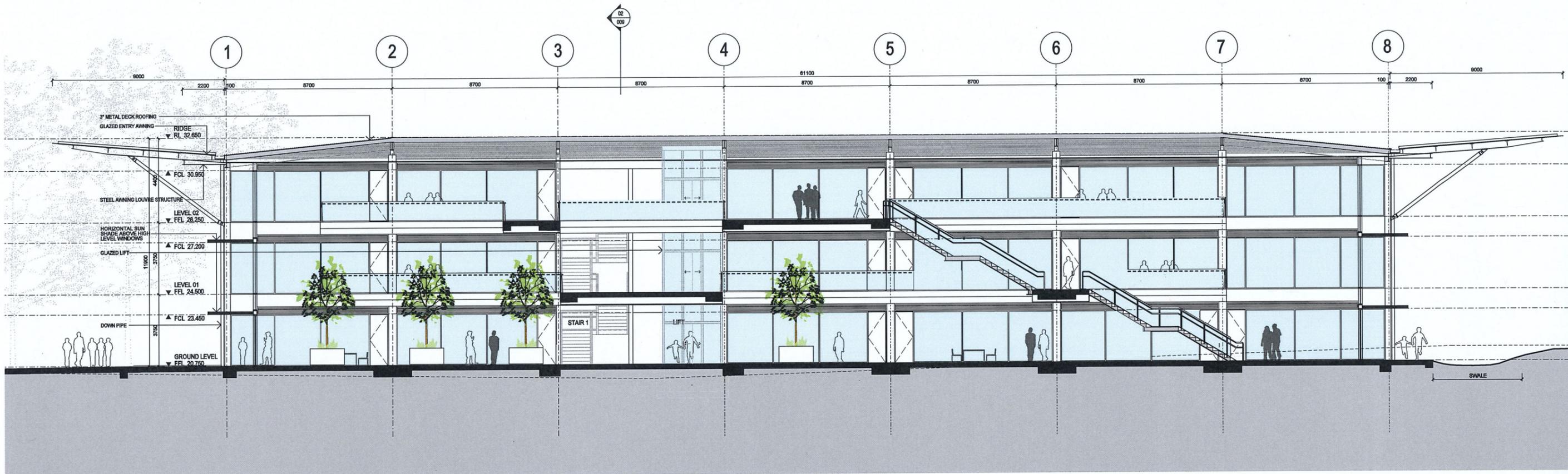
DATE: 12/07/2019 CHECKED: EL

DRAWING: DA-008 REVISION: H

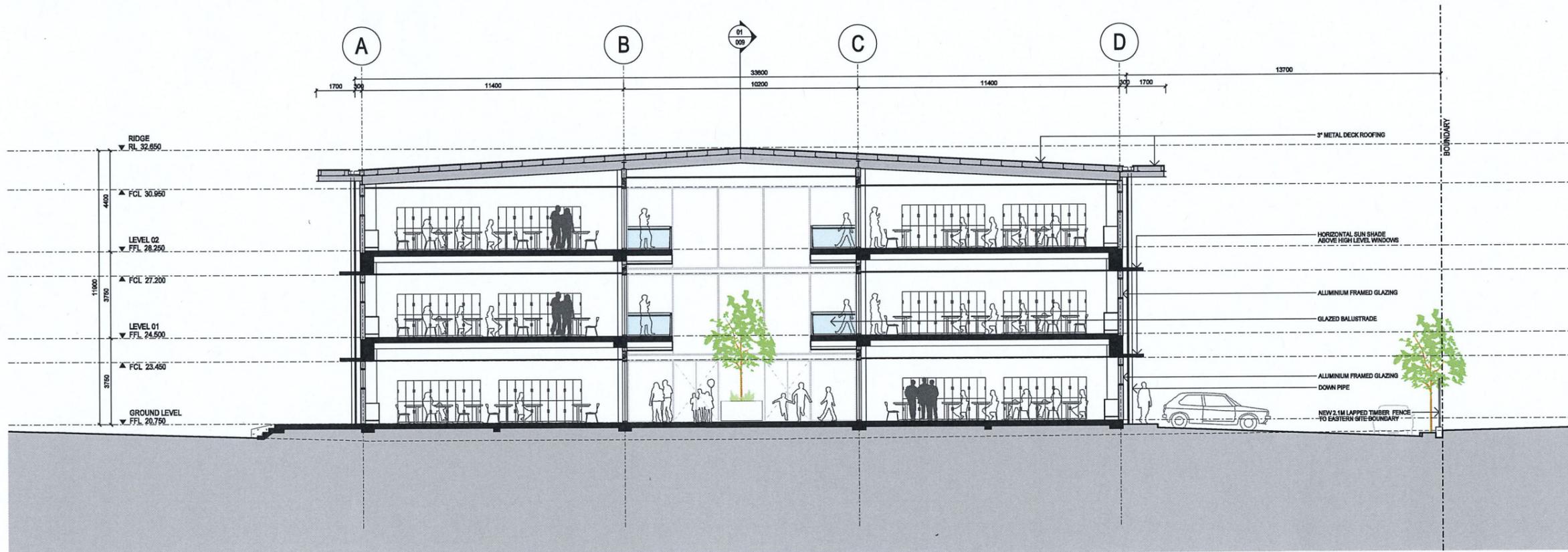
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01 SECTION 1



02 SECTION 2

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F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
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REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
 No. 61-69 FARM ROAD, RIVERSTONE

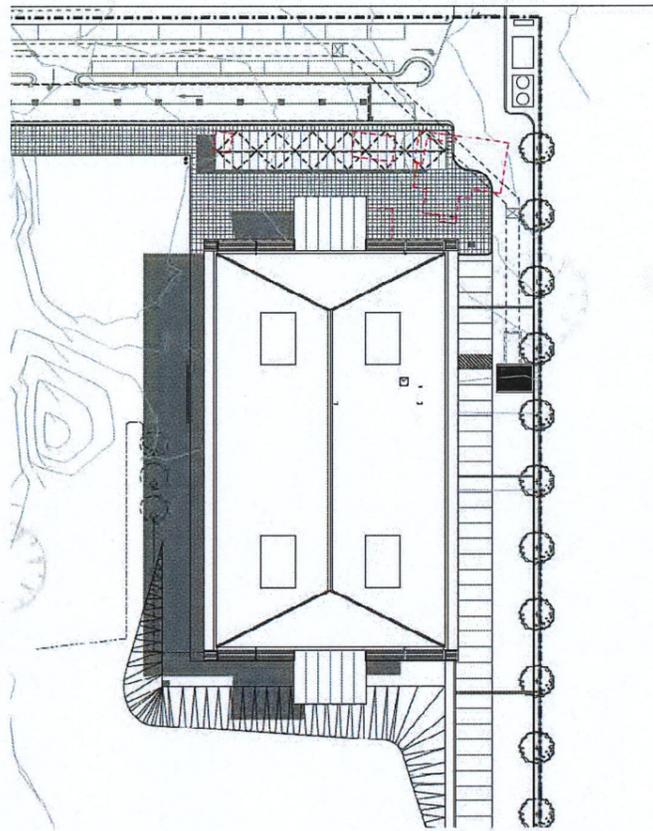
TITLE: SECTIONS 1 & 2

SCALE: 1:100 @ A1 DRAWN: VL
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 DRAWING: DA-009 REVISION: H

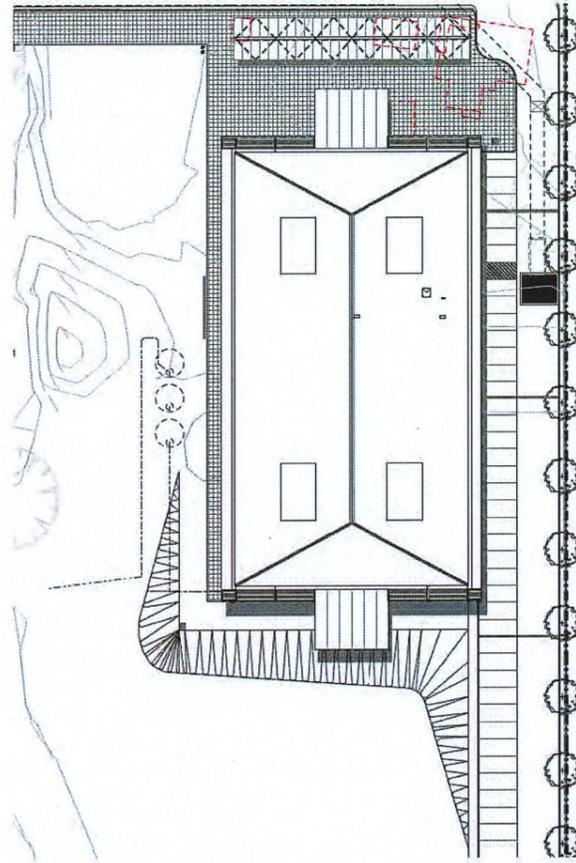
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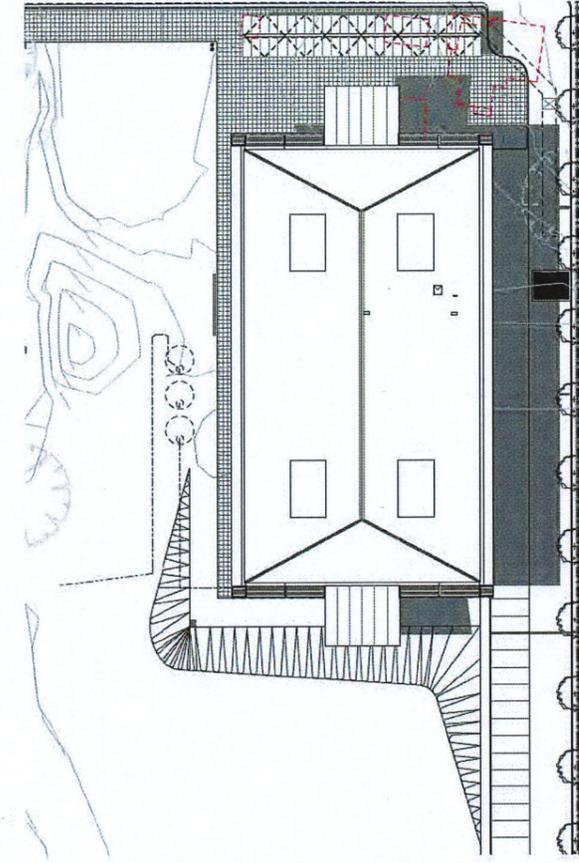
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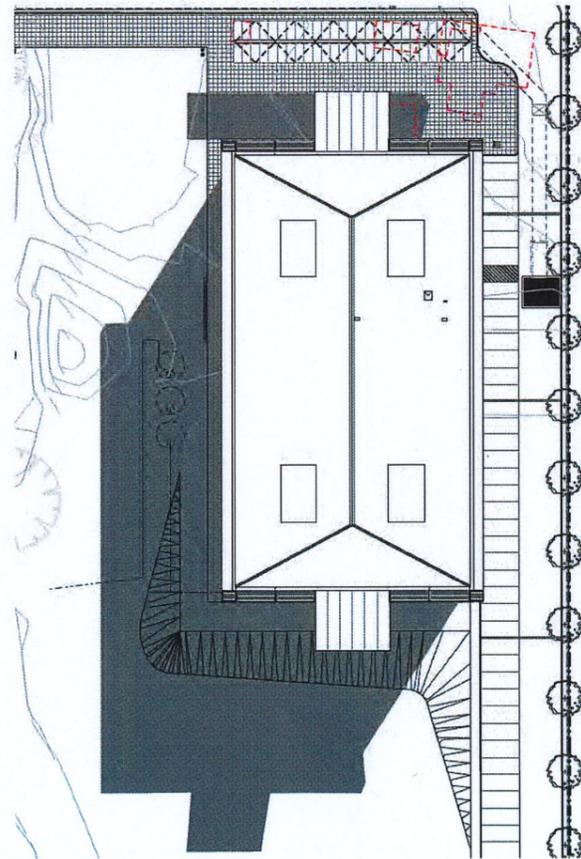
01 SUMMER SOLSTICE
21 DECEMBER - 9:00AM



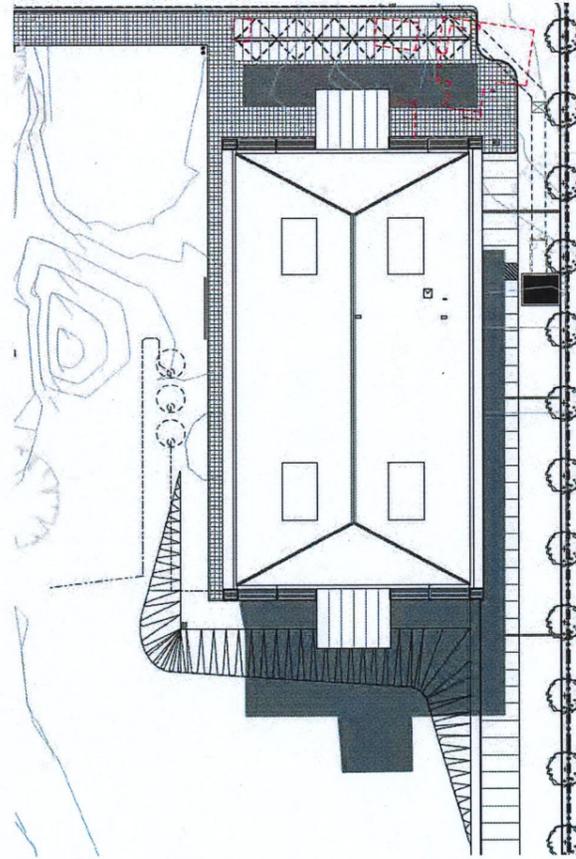
02 SUMMER SOLSTICE
21 DECEMBER - 12:00PM



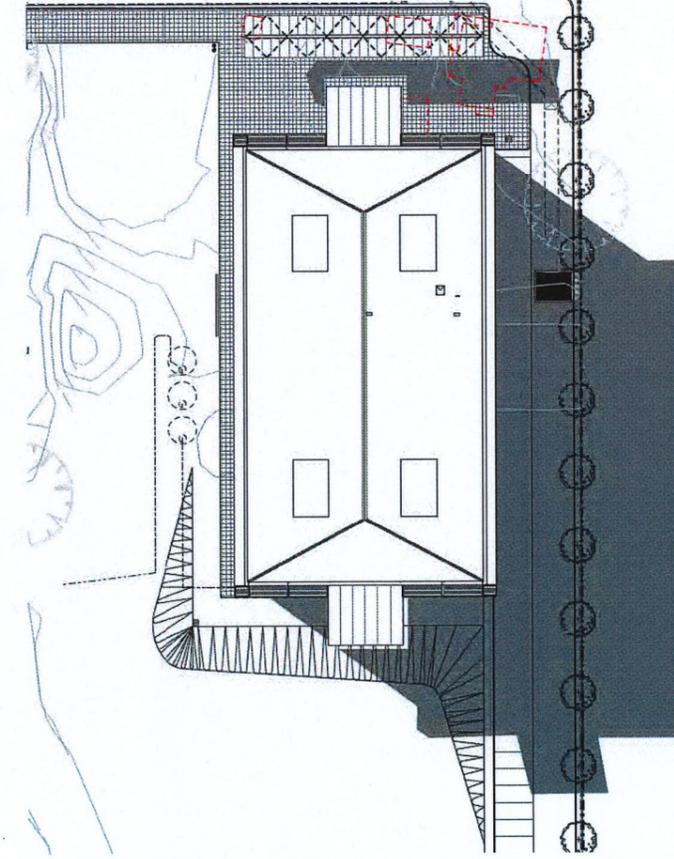
03 SUMMER SOLSTICE
21 DECEMBER - 3:00PM



04 WINTER SOLSTICE
21 JUNE - 9:00AM



05 WINTER SOLSTICE
21 JUNE - 12:00PM



06 WINTER SOLSTICE
21 JUNE - 3:00PM

H	12/07/19	DA SUBMISSION	BL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: SHADOW DIAGRAMS 01

SCALE: 1:500 @ A1 DRAWN: VL

DATE: 12/07/2019 CHECKED: EL

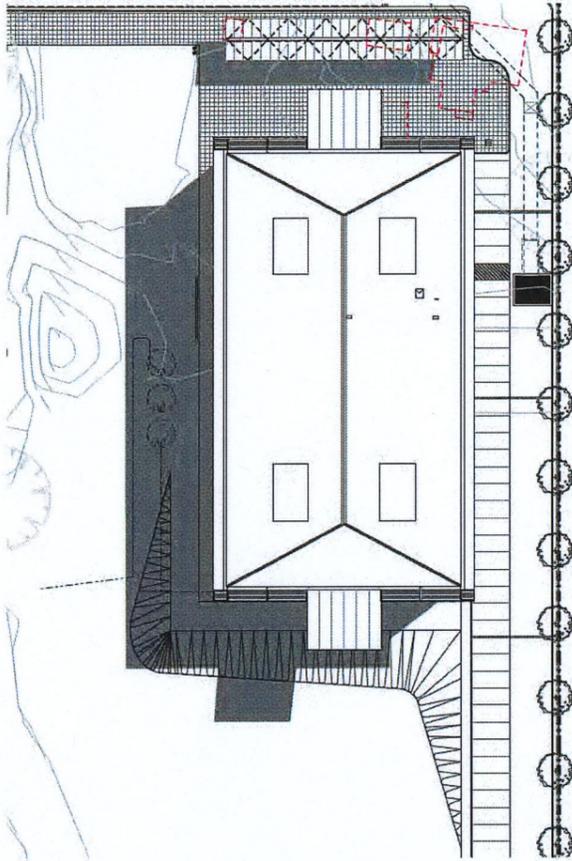
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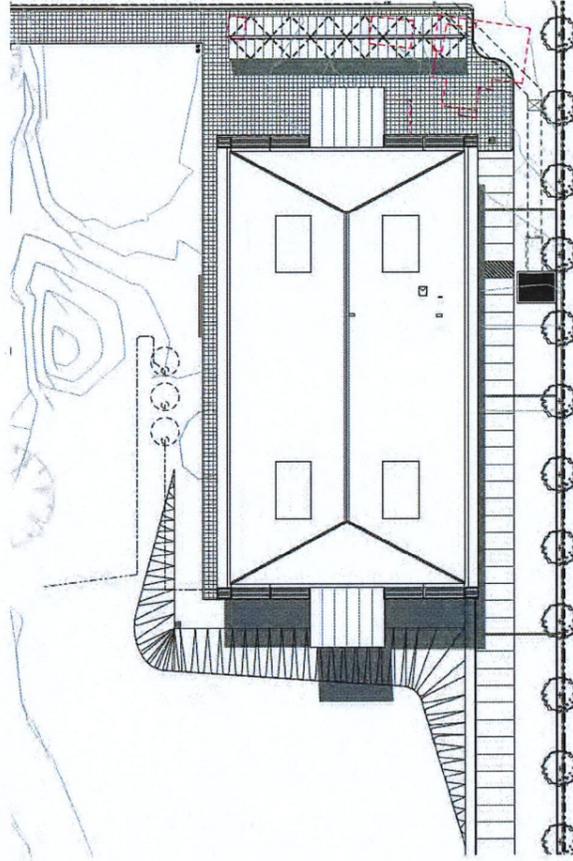
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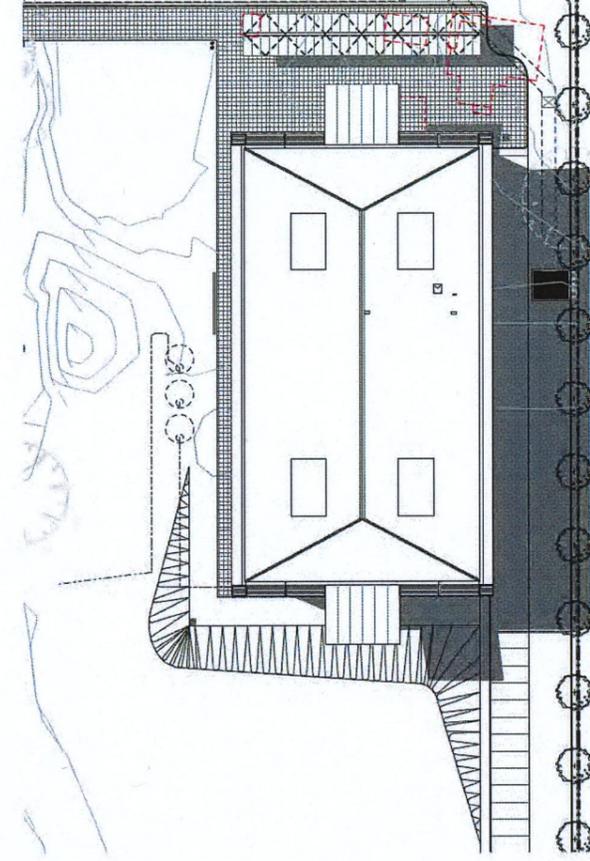




01 EQUINOX
21 MARCH - 9:00AM



02 EQUINOX
21 MARCH - 12:00PM



03 EQUINOX
21 MARCH - 3:00PM

H	12/07/19	DA SUBMISSION	BL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
REV	DATE	AMENDMENT	

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: SHADOW DIAGRAMS 02

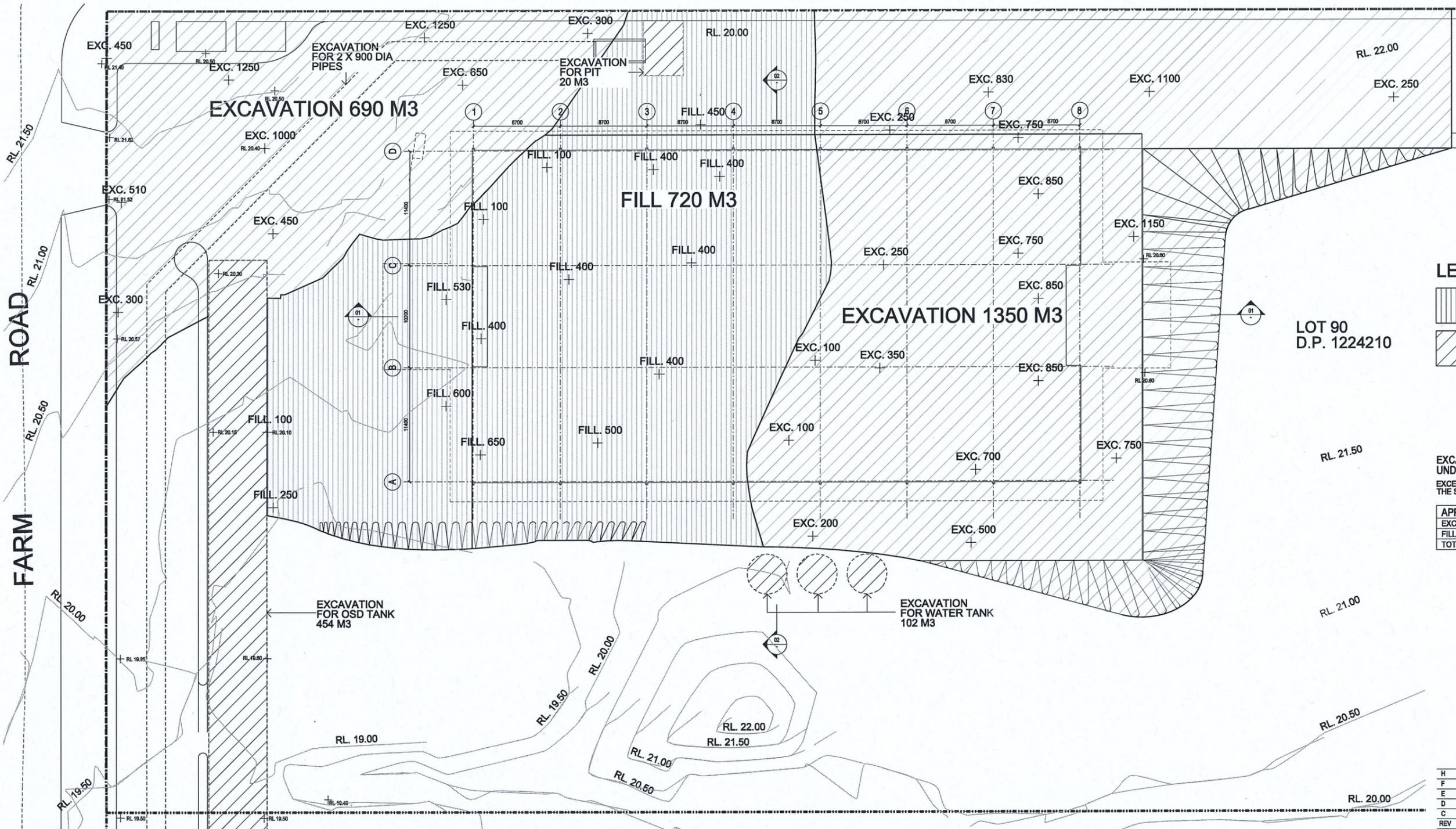
SCALE: 1:500 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-012 REVISION: H

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LEGEND

FILL

EXCAVATION

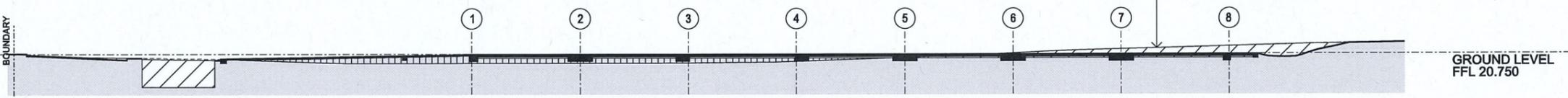
LOT 90
D.P. 1224210

EXCAVATION RL FOR
UNDERSIDE OF SLAB 20.400
EXCESS EXCAVATION TO BE USED AROUND
THE SITE FOR BANKING AND MOUNDING

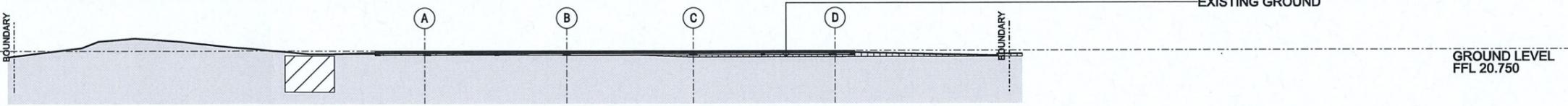
APPROX. EARTH MOVEMENT	
EXCAVATION	2616 m ³
FILL	720 m ³
TOTAL	1896 m³ EXC.

REV	DATE	AMENDMENT	BY
H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL

01 CUT & FILL PLAN



02 CUT & FILL SECTION 01



03 CUT & FILL SECTION 02

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

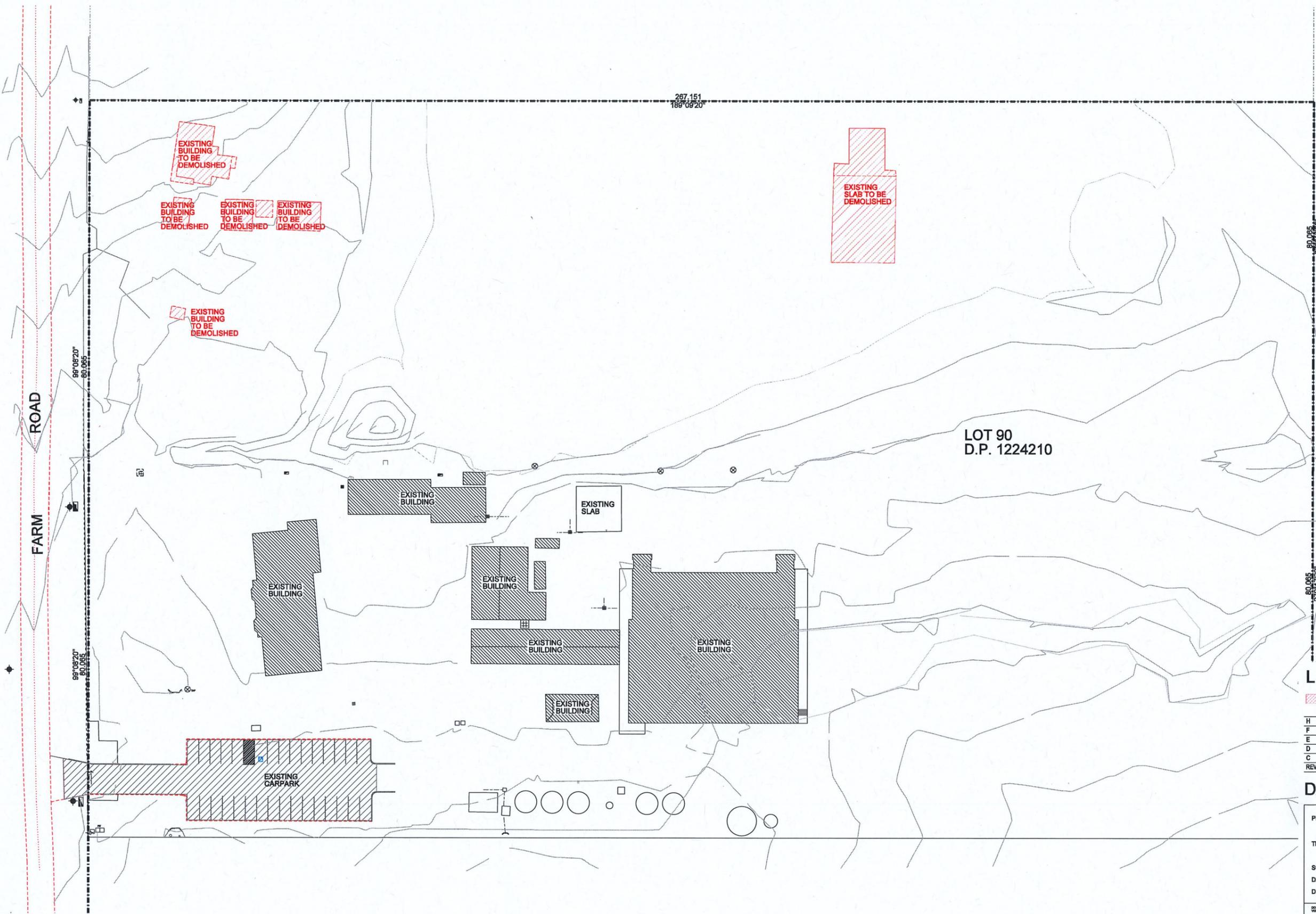
TITLE: CUT & FILL DRAWING

SCALE: 1:200 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-013 REVISION: H

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LEGEND

[Red Hatched Box]	BUILDINGS TO BE DEMOLISHED
H	12/07/19 DA SUBMISSION BL
F	24/07/18 DA SUBMISSION VL
E	13/07/18 DA SUBMISSION VL
D	19/06/18 DA SUBMISSION VL
C	04/06/18 DA SUBMISSION VL
REV	DATE AMENDMENT

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: DEMOLITION PLAN

SCALE: 1:400 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-014 REVISION: H

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014 DEMOLITION PLAN



01 WEST ELEVATION



1 - ANODIZED ALUMINIUM FRAMED GLAZING



2 - CLASS 2 SEALED CONCRETE PANELS



3 - CONCRETE HOOD PROJECTION



4 - GLAZED AWNING ON STEEL FRAME



5 - OFF WHITE COLOURBOND METAL ROOFING



02 NORTH ELEVATION

REV	DATE	AMENDMENT	BY
H	12/07/19	DA SUBMISSION	BL
F	24/07/18	DA SUBMISSION	VL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL

DA SUBMISSION

PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
No. 61-69 FARM ROAD, RIVERSTONE

TITLE: FINISHES

SCALE: 1:100 @ A1 DRAWN: VL
DATE: 12/07/2019 CHECKED: EL
DRAWING: DA-015 REVISION: H

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ENTRY VIEW

H	12/07/19	DA SUBMISSION	BL
E	13/07/18	DA SUBMISSION	VL
D	19/06/18	DA SUBMISSION	VL
C	04/06/18	DA SUBMISSION	VL
REV	DATE	AMENDMENT	

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PROJECT: AUSTRALIAN CHRISTIAN COLLEGE
 No. 61-69 FARM ROAD, RIVERSTONE

TITLE: PERSPECTIVE VIEWS

SCALE: NTS DRAWN: VL
 DATE: 12/07/2019 CHECKED: EL
 DRAWING: DA-016 REVISION: H

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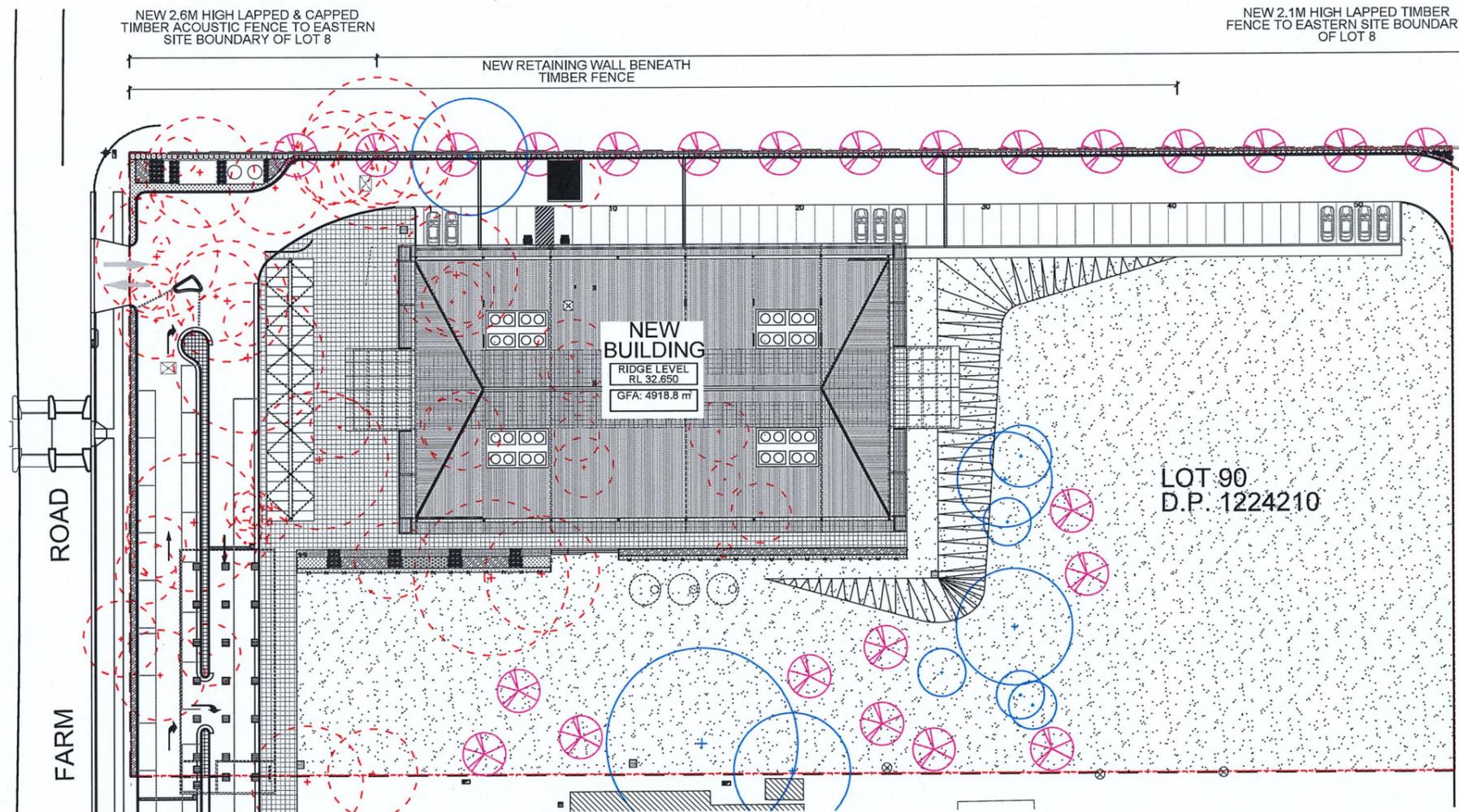
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PROPOSED NEW BUILDING

61- 69 Farm Road, Riverstone NSW
Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Coversheet	N/A
001	Schools Landscape Standards Zones	1:250
101	Landscape Site Plan	1:250
102	Ground Floor Plan	1:100
501	Landscape Details	As Shown



EXTERNAL PLANTING						
Symbol	Botanical Name	Common Name	Mature Size (H x W) (m)	Pot Size	Spacing	Quantity
Trees						
Cc	<i>Corymbia citriodora</i>	Lemon Scented Gum	30 x 8	100L	As Shown	5
Em	<i>Eucalyptus moluccana</i>	Grey Box	25 x 8	100L	As Shown	5
Et	<i>Eucalyptus tereticomis</i>	Forest Red Gum	30 x 8	100L	As Shown	5
TL	<i>Tristaniopsis 'Luscious'</i>	Water Gum	13 x 6	100L	As Shown	10
Shrubs and Accents						
CLJ	<i>Callistemon 'Little John'</i>	Bottlebrush	1 x 1	200mm	As Shown	33
De	<i>Doryanthes excelsa</i>	Gynea Lily	2 x 2	200mm	As Shown	97
SR	<i>Syzygium 'Rasilience'</i>	Compact Lillypilly	3 x 2	300mm	As Shown	250
WS	<i>Westringia 'Smokey'</i>	Compact Westringia	2 x 2	200mm	As Shown	84
Groundcovers and Grasses						
DC	<i>Dianella 'Casa Blue'</i>	Dwarf Mauve Flax Lilly	0.4 x 0.5	150mm	5/m2	56
Hs	<i>Hibberia scandens</i>	Snake Vine	0.2 x 2	150mm	5/m2	584
LK	<i>Lomandra longifolia 'Katrinus'</i>	Weeping Matrush	0.65 x 0.65	150mm	5/m2	439
LM	<i>Lomandra multiflora spp. multiflora</i>	Mat Rush	0.5 x 0.5	150mm	5/m2	88
INTERNAL PLANTING						
Ferns						
Cyc	<i>Cyanthea cooperi</i>	Australian Tree Fern	4 x 2	3m Clear Trunk	As Shown	2
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	3 x 1.5	1m Clear Trunk	As Shown	1
Accents						
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	2 x 2	300mm	As Shown	4
PX	<i>Philodendron Xanadu</i>	Xanadu	1 x 1	300mm	As Shown	9
Groundcovers and Grasses						
Cm	<i>Clivia miniata</i>	Kaffir Lily	0.5x0.5	150mm	5/m2	12
DSF	<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.2 x 2	150mm	5/m2	27
LEG	<i>Liriope 'Evergreen Giant'</i>	Giant Liriope	.6 x .6	150mm	5/m2	8
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	.15 x 1	150mm	5/m2	18

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LEGEND

Issue	Revision Description	Drawn	Check	Date
H	ARCHITECTURAL COORDINATION	JM	NM	16.07.2019
G	TREES ADDED	JM	NM	30.04.2019
F	LOT AMALGAMATION	JM	NM	18.07.2018
E	ARCHITECTURAL COORDINATION	JM	NM	05.06.2018
D	CLIENT COMMENTS	JM	NM	30.05.2018
C	ARCHITECTURAL COORDINATION	JM	NM	29.05.2018
B	ARCHITECTURAL COORDINATION	JM	NM	25.05.2018
A	FOR COMMENT	SM	NM	23.05.2018

SITE IMAGE



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Fax: (61 2) 9698 2877
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Client:
Australian Christian College

Project:
Proposed New Building
61 - 69 Farm Road
Riverstone NSW

Drawing Name:
Cover Sheet

DEVELOPMENT APPLICATION

Scale:
Job Number: SS18-3803

Drawing Number:

Issue:
000 H

NEW 2.6M HIGH LAPPED & CAPPED
TIMBER ACOUSTIC FENCE TO EASTERN
SITE BOUNDARY OF LOT 8

NEW 2.1M HIGH LAPPED TIMBER
FENCE TO EASTERN SITE BOUNDARY
OF LOT 8

NEW RETAINING WALL BENEATH
TIMBER FENCE

NEW BUILDING

RIDGE LEVEL
RL 32.650
GFA: 4918.8 m²

LOT 90
D.P. 1224210

ROAD

FARM

EXISTING BUILDING

EXISTING SLAB

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LEGEND

- STREET FRONTAGE ZONE
- ENTRANCE ZONE
- PASSIVE ZONE
- BOUNDARY ZONE

Issue	Revision Description	Drawn	Check	Date
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B	ARCHITECTURAL COORDINATION	JM	NM	05.06.2018
A	FOR COMMENT	JM	NM	30.05.2018

SITE IMAGE



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Client:
Australian Christian College

Project:
Proposed New Building
61 - 69 Farm Road
Riverstone NSW

Drawing Name:
**School Landscapes
Standards Zones**

DEVELOPMENT APPLICATION

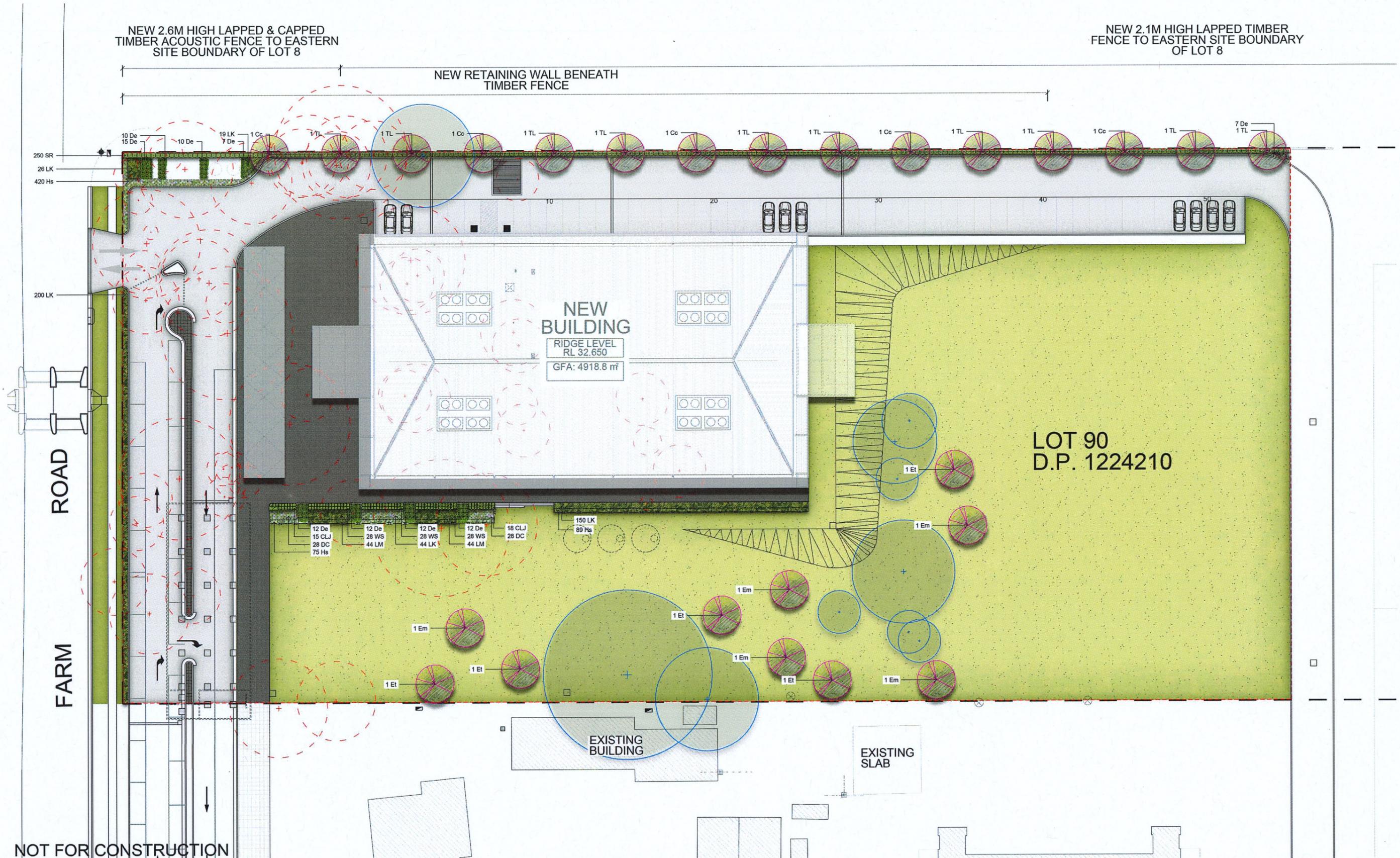
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Job Number: SS18-3803

Drawing Number: 001 E

NEW 2.6M HIGH LAPPED & CAPPED
TIMBER ACOUSTIC FENCE TO EASTERN
SITE BOUNDARY OF LOT 8

NEW 2.1M HIGH LAPPED TIMBER
FENCE TO EASTERN SITE BOUNDARY
OF LOT 8

NEW RETAINING WALL BENEATH
TIMBER FENCE



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LEGEND

- Property Boundary
- Extent of Works
- Existing Tree to be Retained
- Existing Tree to be Removed
- Proposed Tree (Refer to Plant Schedule)
- Shrubs and Accents (Refer to Plant Schedule)
- Groundcovers and Grasses (Refer to Plant Schedule)
- Turf (Refer to Landscape Details)
- Steel Edge (Refer to Landscape Details)

Issue	Revision Description	Drawn	Check	Date
H	ARCHITECTURAL COORDINATION	JM	NM	16.07.2019
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B	ARCHITECTURAL COORDINATION	JM	NM	25.05.2018
A	FOR COMMENT	SM	NM	23.05.2018

SITE IMAGE



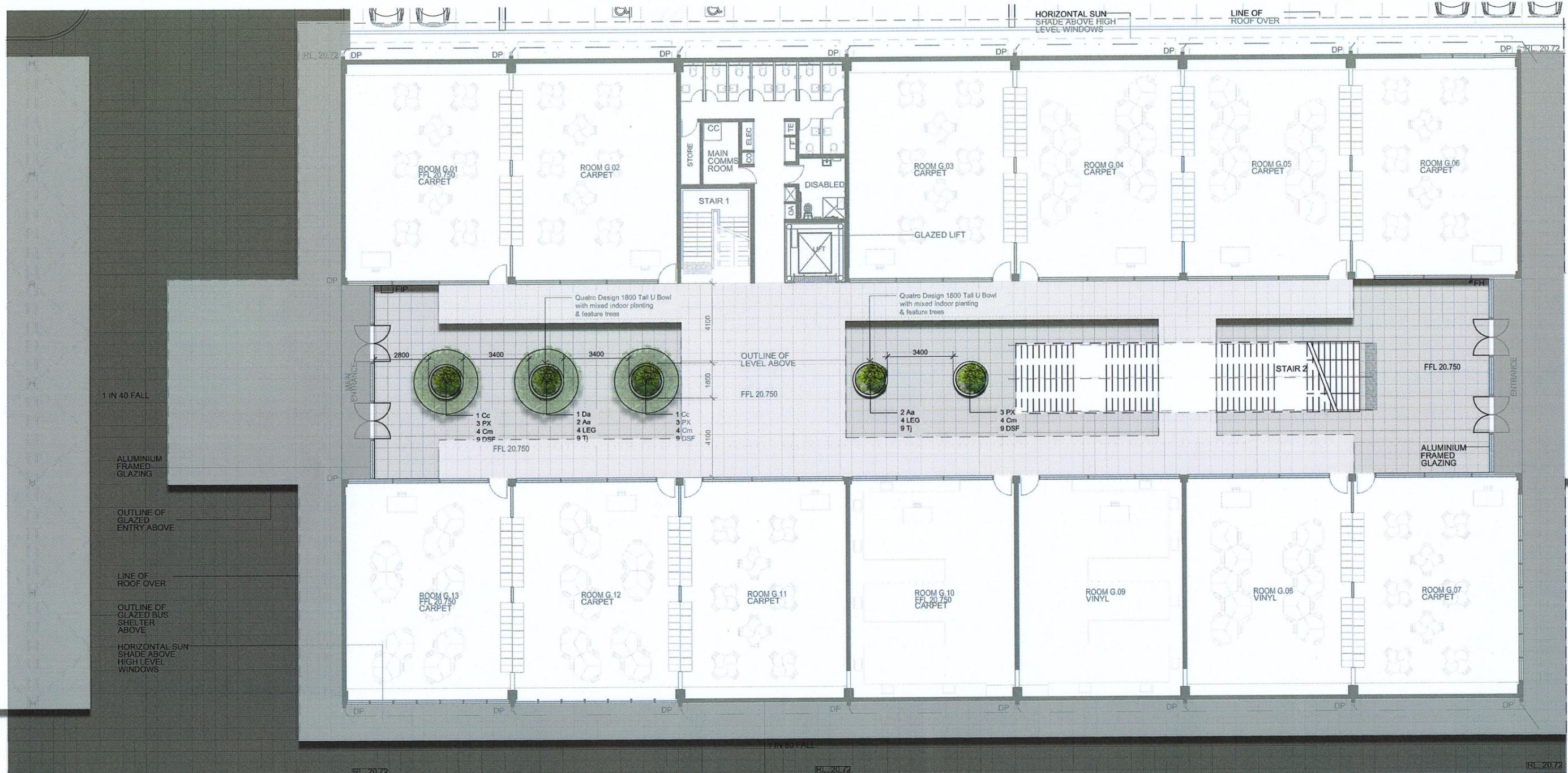
Landscape Architects
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Australia
Tel: (61 2) 8332 9900
Fax: (61 2) 9593 2877
www.siteimage.com.au

Client:
Australian Christian College

Project:
Proposed New Building
61 - 69 Farm Road
Riverstone NSW

Drawing Name:
Landscape Site Plan

DEVELOPMENT APPLICATION
Scale: 1:250 @ A1
Job Number: SS18-3803
Drawing Number: 101 H



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LEGEND

-  Proposed Tree
(Refer to Plant Schedule)
-  Shrubs and Accents
(Refer to Plant Schedule)
-  Groundcovers and Grasses
(Refer to Plant Schedule)

Issue	Revision Description	Drawn	Check	Date
E	ARCHITECTURAL COORDINATION	JM	NM	05.06.2018
D	CLIENT COMMENTS	JM	NM	30.05.2018
C	ARCHITECTURAL COORDINATION	JM	NM	29.05.2018
B	ARCHITECTURAL COORDINATION	JM	NM	25.05.2018
A	FOR COMMENT	SM	NM	23.05.2018

SITE IMAGE



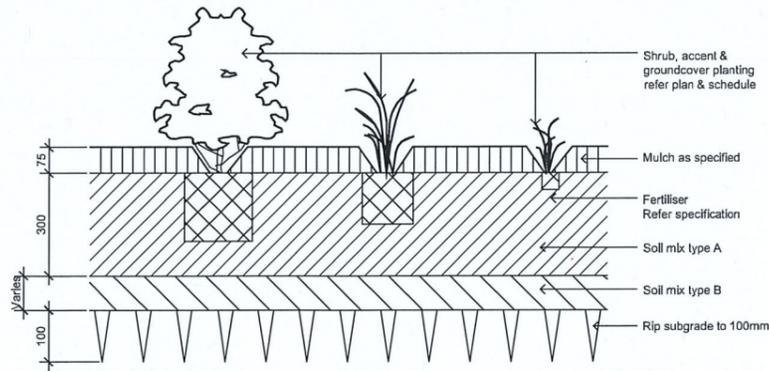
Client:
Australian Christian College

Project:
Proposed New Building
61 - 69 Farm Road
Riverstone NSW

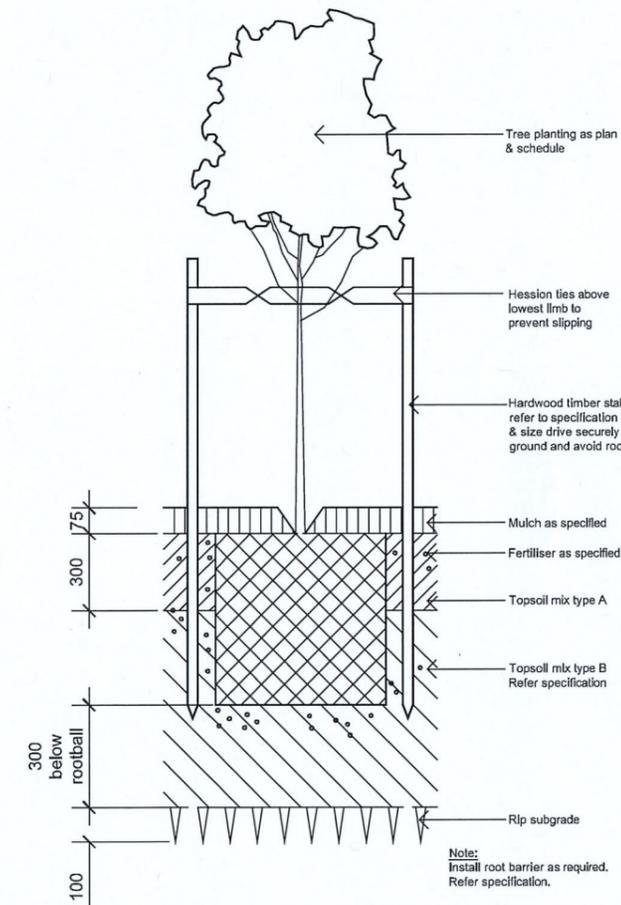
Drawing Name:
Landscape Ground Floor Plan

DEVELOPMENT APPLICATION

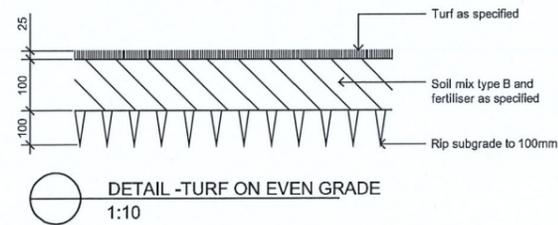
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Job Number: SS18-3803
Drawing Number: 102 E



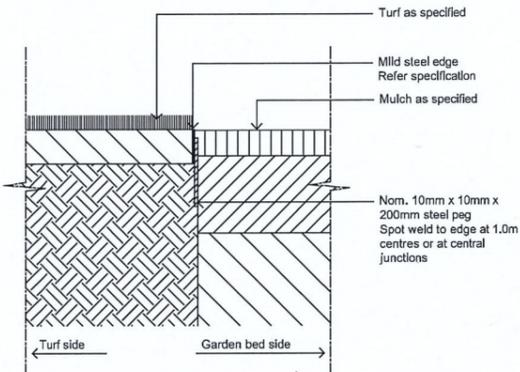
DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE
1:10



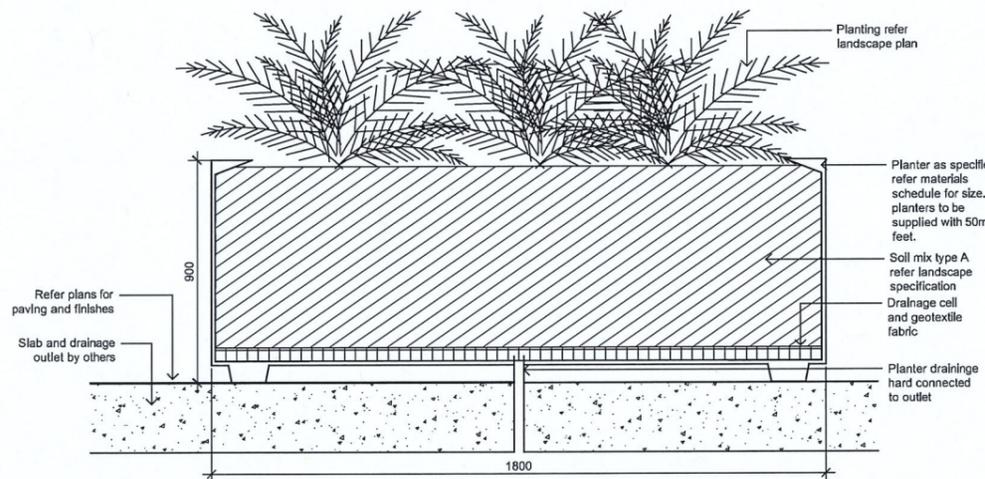
Detail 75-200L Tree Planting on Grade
1:10



DETAIL -TURF ON EVEN GRADE
1:10



TYPICAL MILD STEEL EDGE
SCALE 1:10



Typical Planter Detail
SCALE 1:10

SPECIFICATION

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise noted in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

SOFTWORKS

Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pH levels) for successful plant growth.

Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edges;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or

animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Embankment Stabilisation

Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes >1:3. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanised steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end. In the following quantities and sizes for each of the various plant pot sizes:

- Plants (>25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; &
- To finish flush, after tamping, with adjacent finished surfaces of ground.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type

emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

Maintenance Activities

Schedule the following activities to occur on a timely basis.

- Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
- Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
 - Insect and pest control - Avoid spraying:
 - If ever possible;
 - In wet weather or if wet weather is imminent;
 - If target plants are still wet after rain;
 - In windy weather; and
 - If non-target species are too close.
- Immediate report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturer's recommendations. Record in the logbook all relevant details of spraying activities including:
 - Product brand / manufacturer's name,
 - Chemical / product name,
 - Chemical contents,
 - Application quantity and rate,
 - Date of application and location,
 - Results of application, and
 - Use approval authority.
- Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
 - Product brand / manufacturer's name,
 - Fertiliser / product name,
 - Application quantity and rate, and
 - Date of application and location.
- Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
- Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and rebaste the mulch as necessary to ensure correct depth as specified.
- Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.
- Irrigation and watering - Maintain the irrigation system to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.
- Erosion control - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstale as necessary to ensure control measures are effective where deemed necessary.
- Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

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Issue	Revision	Description	Drawn	Check	Date
D	CLIENT COMMENTS		JM	NM	30.05.2018
C	ARCHITECTURAL COORDINATION		JM	NM	29.05.2018
B	ARCHITECTURAL COORDINATION		JM	NM	25.05.2018
A	FOR COMMENT		SM	NM	23.05.2018

LEGEND

SITE IMAGE



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Client:
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Project:
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61 - 69 Farm Road
Riverstone NSW

Drawing Name:
Landscape Details

DEVELOPMENT APPLICATION
Scale: AS SHOWN
Job Number: Drawing Number: Issue:
SS18-3803 501 D